

APPLICATION: 18-2337 ACQ,DEV, OGREN PROPERTY PURCHASE

Sponsor: Port of Allyn Program: Boating Facilities - Local Status: Application Returned

APPLICATION REVIEW

LINKS TO ADDITIONAL INFORMATION

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ADVISORY COMMITTEE COMMENTS

Lary Capola

Port of Allyn

- I am so very sorry about your presentation! Thank you for being so kind.
- You should be sure to put numbers on your slides
- You might want to move your design to the design criteria slide. You had it early in the presentation- although it was good to give some overview, but you want to watch your time.
- Can you avoid slides with a bunch of text and maybe show a photo of the area.
- Urgency should be more about how likely it is that the house will be sold to someone other than the port. You don't need to tell as much about the house.
- We should revisit your environmental stewardship question. I think that we might be able to make a stronger case.
- Label the slides with numbers
- Try not to read the slides to them.
- Make sure that you follow all of the criteria in order. I can help you with some slides of the waterway to show slides of the site and the bay.
- The shower facilities should be moved to the site design.
- Can you show photos of the boating experience? Please smiling and happily boating (as an example- smiles!)
- The slide that shows the intended use of the property, that should be under design (question #4). If you can put together something that shows the design a little more, it will show that you are ready to proceed.
- Find some pictures of your current issues of the parking. See if you can find some pictures. Maybe we can look online for someone's vacation photos. I will try to look for some online.
- More pictures of your facilities and more pictures of boats.
- You can purchase under a waiver of retroactivity- we can talk about this.
- Design slide- the area on the left could be crossing the red. Could there be some blocking of the lanes? Maybe a sign that says do not block. I think Rory and I can help you with that.
- You want to answer the criteria questions in order.
- Control burn of the house? You need to remove hazardous materials. Also, are you going to salvage anything in the house?
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PROJECT DETAILS

Page	Grant Manager Comment
Project Description	I made a few changes to your description. Please review to make sure you are ok with what's there now.

METRICS

Page	Grant Manager Comment
Acquisition Metrics	Note that you listed the value of the property at \$375,000 and the value of the house at \$375,000 (Market Value of the property improvements - \$375,000). That makes it appear that the house is

Page	Grant Manager Comment
	<p>all of the value and that the land doesn't really appraise at any value. That seems off to me. I think that you are saying that the land value including the house is \$375,000 and then you need to figure out how much is actually the house and how much is the land. I would assume that most of the value is with the land, not the house. Your best estimate is close enough for that figure.</p> <p>Under demolition you list \$10,000 saying that the cost to remediate asbestos is why this total is so high. Actually, \$10,000 doesn't seem very high to demolish a structure. We have that high of costs for quite a few of our projects. However, you should know that RCO cannot pay for cleanup of toxic substances that require special treatment. I don't know that lead paint requires special treatment, but I do know that asbestos does. We wouldn't be able to pay for the removal, transport or disposal of asbestos. We can however pay for the testing to see if there is asbestos in the house. Also, we can pay for the cleanup of other items that are considered nonhazardous, such as old cars, junk, etc. So you would just need to have the contractor keep track of the asbestos costs.</p>
Development Metrics	<p>You have all of your vehicle with trailers parking spaces listed as being accessible. What this is saying that all of the parking spaces will be ADA accessible spaces, so only those with a special handicapped placard can park there. I think that you may mean that you aren't going to have quite that many. You would be required to have 2 ADA accessible parking spaces for the first 25 regular spaces you have available. So the minimum Accessible parking spaces would be 2. That would leave 14 that are NOT accessible.</p> <p>If you can, it's really best to have your ADA accessible parking spaces and pathways be asphalt or paved. That makes for a much better facility and it also minimizes the maintenance that is needed. For instance, if you have crushed gravel throughout your parking area, you will need to go back in every year and remark the stripes and limits of the ADA parking spaces to include the loading lanes. Just something to think about.</p> <p>Under site preparation, remember the comments about burning. Also, you might be able to salvage some of the internal pieces of the house? Maybe since it's so old that's not an option...</p> <p>Under utilities you state that you will run the powerlines underground to a site that is being put in by another project. Just make it clear that you aren't asking for</p> <p>You don't have anything listed as expenses under cultural resources. However, given the location it is VERY likely that you are going to need to contract for a survey to install your parking lot and powerline installation. _ ok I see that under the Development questions #3 you are doing cultural resources for another project. If you do end up doing cultural resources for that project, we will need to see anything that you complete, including correspondence with tribes, etc. However, you can add costs to this project to cover that part of the cultural resources work that is being done for this project. You can prorate the overall costs. We can talk about how to do that if you want.</p> <p>For A&E- that seems a little low. A&E can include permitting, design, engineering, and staff time. It also includes any pre-agreement work in these areas. You might want to bump that up to the full 20%, which would be \$13,600.</p>

APPLICATION QUESTIONS

Page	Grant Manager Comment
Development Questions	<p>ok I see that under the Development questions #3 you are doing cultural resources for another project. If you do end up doing cultural resources for that project, we will need to see anything that you complete, including correspondence with tribes, etc. However, you can add costs to this project to cover that part of the cultural resources work that is being done for this project. You can prorate the overall costs. We can talk about how to do that if you want.</p>

ATTACHMENTS

Page	Grant Manager Comment
Attachments	<p>You will need to include an authorizing resolution for this project.</p> <p>For the placeholder for the control and tenure documentation, you will need to get a draft (commitment) for title insurance and attach.</p> <p>For the APE map, can you maybe take an aerial view of the site from Google or other and draw a line around the outside of the project site area? We are mostly concerned about where the ground disturbance is going to take place. Also, a legal description is really helpful to have on an APE map.</p> <p>For your site development plan, were you planning to include additional parking on the site?</p>

Where would that go? Try to see if you can get any engineering or other schematic showing all of your project elements, landscaping, parking, staging, etc. The more complete those drawings are, the better you are going to score. The evaluators really like to see projects that have these completed drawings and they consequently score them a lot higher.